

# **TOWN OF UNION**

## **PLAN COMMISSION MEETING**

### **Minutes for July 27, 2006**

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The Town of Union Plan Commission met on July 27, 2006 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI. Meeting called to order at 7:10 p.m. by Chairman Alvin Francis.

Present: Alvin Francis, Mike Exum, Doug Zweizig, Kim Gruebling, Marty Johnson, Rich Templeton, and Eric Larsen

Absent: no one

#### **Approval of June 28, 2006 meeting minutes**

Kim Gruebling moved to approve the June 28, 2006 minutes. Doug Zweizig seconded. Approved by unanimous vote.

**Public Hearing: Scott McElroy renewal of conditional use permit for property located on the south side of W. Croft Road between Hwy 104 and Pleasant Prairie Rd. in the NE 1/4, SW 1/4 of Section 31. Scott would like to continue to be able to raise 100 animal units on the parcel which is zoned A3 and currently allows only one animal unit per acre on the 5.9 acre parcel (#040049010).**

Scott McElroy indicated he purchased an additional 2 acres. He indicated he distributes manure to Alvin Francis, Donald Moss, and Steve Leeder.

Marty Johnson moved to approve a conditional use permit for Scott McElroy, 18047 W. Croft Road, Evansville, WI to raise 100 animal units on 5.9 acre, A3 zoned parcel located at 18047 W. Croft Road, Evansville, WI. This permit shall be reviewed in three (3) years by the Plan Commission at a public hearing to be held at a monthly Plan Commission meeting. Scott McElroy shall provide an adequate waste management plan at the time of the review. Upon review, the Plan Commission can extend the permit or deny extending the permit based on performance criteria stipulated in the permit and any other issues brought to the attention of the Plan Commission. Failure to request Plan Commission review prior to the review date will void this Conditional Use Permit and cause the party to fully reapply for a new conditional use permit. This conditional use permit is non-transferrable. Scott McElroy is responsible for all fencing. In addition, for the review, Scott shall provide 30 days in advance, a written waste management plan to the Clerk for Plan Commission review. Second by Doug Zweizig. *Motion passed by unanimous roll call vote.*

**Public Hearing: Ralph Knasinski, 16409 W. Holt Road, Evansville, WI 53536 to conduct a gunsmithing business at his residence with the stipulation that there be no buying or selling of firearms at the site and that stained glass and architectural design work could also be conducted in his residence. It is understood that there shall be no firing of firearms related to the business at this location.**

Ralph was not present. Alvin recommended the Plan Commission notify Ralph and allow him to come to the next meeting. Alvin will contact Ralph. Doug moved to table this item. Second by Kim Gruebling. Action tabled to next meeting.

#### **Intergovernmental Committee Report**

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Marty Johnson noted that there hasn't been a meeting prior to the last Plan Commission meeting.

Doug Zweizig noted that the City Administrator went on record that the committee members encouraged the city to speed up development. Doug encourages the township to go on record stating that this is not the case. Doug is concerned with the make-up of the committee and provided a copy of "Ethical Principals in Planning". Clerk O'Leary will distribute a copy of the Principals to the Plan Commission and Town Board members.

Doug wondered who the committee reports to, the board or the Plan Commission? Marty noted that it could depend upon what type of development the committee is working on.

Chairman Schneider would like the Plan Commission to prepare a charge. Marty and Doug will work on it. Clerk O'Leary will provide a draft from her and Don Krajeck.

### **Check Present Zoning Map for Accuracy and Recommend Overlay of Future Land Use Map**

Marshall Meninga, who represents the Affholders who own property south of Union Tavern on the east side of the road. It is currently zoned A1 (21 acres) Stated he ran the Affholder property through the scoring sheets and found it would not meet the 75% requirement to appear on the Plan Commission agenda. It was noted that this cannot be a requirement on the scoring sheets and only a guide to the applicant. All completed zoning change applications shall be heard by the Plan Commission.

Phil Woodworth noted that his land designation changed since the draft given by the Smart Growth Committee. He wanted to know why his land changed from having a Smart Growth overlay to not having one. Alvin stated this was a unanimous vote by the Plan Commission to make this change. Mike Exum added that this was an attempt to preserve agriculture. Other concerns of the Plan Commission were brought up regarding not changing zoning for a particular owner and rather to look at the map as a whole and the goal of Smart Growth.

Marty Johnson moved to reinstate the Smart Growth residential overlay in the east quarters of Section 25 to the town line. Second by Eric Larson. In discussion, Doug felt the scoring sheet would adequately provide for development consideration in this area.

Motion failed by a 3-Yes/4-No roll call vote. Alvin Francis- Y, Mike Exum- N, Doug Zweizig- N, Kim Gruebling- N, Marty Johnson- Y, Rich Templeton- N, and Eric Larsen- Y.

Doug moved to approve the zoning map dated July 7<sup>th</sup> with the overlays that appear on the map dated June 27, 2006 overlay. Kendall noted that the Frank Brother's pit on Candice Phelps shouldn't be a special district as it is really A1 with a conditional use permit and that the lot south of the 50 foot strip of parkland in the Wayne Disch Memorial Park should be lowland conservancy. Motion to approve maps passed by unanimous roll call vote.

### **Review Language for Method and Guide for Controlling Growth**

Don Krajeck prepared a plan to limit growth. Because members got the wrong document, Alvin read the correct document.

### **Revise And/or Adopt Resolution Recommending Adoption of Comprehensive Plan.**

**TOWN OF UNION, ROCK COUNTY  
RESOLUTION 2006-03**

**Adoption of Comprehensive Plan**

**Whereby**, the Town of Union is required by Wisconsin State Law §62.23 and 66.1001 to prepare and adopt a Comprehensive Plan for the township; and

**Whereby**, the Plan Commission of the Town of Union, Rock County, Wisconsin has reviewed the Town of Union Comprehensive Plan created by the Town of Union Smart Growth Committee; and

**Whereby**, the Town of Union Board adopted written procedures to foster public participation and that such procedures allowed public participation at each stage of preparing the Comprehensive Plan documents and maps; and

**Whereby**, the Comprehensive Plan meets and includes the nine specified elements specified by state statute (Issues & Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural & Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation & Evaluation); and

**Whereby**, the Comprehensive Plan (drafted March 2, 2006) includes the Town of Union Future Land Use Plan drafted {insert date}; and

**Whereby**, the Plan Commission of the Town of Union has noted that the Township of Union has historically been an agricultural community; and

**Whereby**, the Comprehensive Plan and Future Land Use Map offer a road map that seeks to retain the township's rural character and to limit growth as much as possible; and

**Whereby**, a town resident survey showed most residents favor limited growth; and

**Whereby**, the following items demonstrate practical and compelling reasons for the Town of Union Board to control growth in the Town of Union

1. Union township is a small community with limited government resources, there are no full-time employees of the township. Planning is done by part-time supervisors and volunteers. The township is so small in population that it doesn't even have a town hall. Without reasonable limits to growth, the capacity of our volunteers and supervisors to plan could become overwhelmed.
2. Growth will necessitate road improvements. The Town has no road crew or equipment; road maintenance is contacted out to Rock County, and major road work is bid to private companies. Limiting and directing growth will allow building and improving roads in an orderly manner without undue disruption to traffic or out-of-proportion increases in taxes for roadwork.
3. Fire protection and ambulance service (EMS) are handled by volunteers. Police service is handled by the Rock County Sheriff's Department with some limited service from Evansville Police Department. Growth should be limited and directed so that these emergency services remain adequate for the population.
4. The majority of children from the Town of Union attend schools in the Evansville School District. Growth needs to be planned so that the schools are adequate for the educational needs and controlled so that there are no catastrophic tax increases to pay for them.
5. Park maintenance is done by volunteers and some contract employees. Growth needs to be orderly so that the park system can be adequately maintained.
6. Water and sewage. Currently 99% of homes are served by private wells and septic systems. Growth needs to be directed since the possibility exists for a regional sewage system in the northwest part of the township in the foreseeable future.
7. Sustainable growth. The plan calls for approximately 3% growth per year. Construction does have an economic impact on the Township. With controlled growth, this economic impact can be sustained instead of occurring in a boom/bust manner.

**Therefore**, the Town of Union, Plan Commission, hereby recommends adoption of the Town of Union Comprehensive Plan and Future Land Use Map as its guide for efficient, purposeful, affordable, and orderly growth.

This resolution was passed by majority vote at the meeting of the Town of Union Plan Commission on \_\_\_\_\_ and recorded in the minutes thereof.

\_\_\_\_\_  
Alvin Francis, Plan Commission Chairman Date

\_\_\_\_\_  
Linda O'Leary, Clerk Date

Alvin moved to approve the resolution 2006-03. Second by Doug Zweizig. Motion to approve resolution 2006-03 approved by unanimous roll call vote.

**Review & Modify Building Site Checklist and Scoring Checklist.  
Site Assessment Checklist Modifications**

**Item II L.** Change to Within 1200 ft. of any open or closed landfill site? Omitting referral to Comprehensive Map #....

**Item V D.** Discussion was held regarding a preliminary traffic study for single lots. Change language to “required for minor and major subdivisions”

Add definition - “**Adjacent**” means next to or across the road from.

**Item IV A.** Refer to a site inventory instead of “through a site inventory”

Doug moved to approve the Site Assessment Checklist with the above Modifications. Second by Mike Exum. Motion passed by unanimous voice vote.

**Land Use Scoring Sheet (4 Homes or Less) v. 6-9-06**

Marty noted that he dewighted agriculture by cutting it in half. Total points possible is now 275. Recommended changes include:

Omit **III.C.4.**

Change **III.C.3** to 25 points and read “Scenic Value not an issue”

Substitute “Grand Total” for “Total points out of a possible 350 (must have 75% or 263 points to get on Planning commission agenda” and provide a cover letter with introduction to scoring sheet.

Doug moved to table action until next meeting. Second by Mike Exum. Motion to table passed by unanimous voice vote.

**Land Use Scoring Sheet (5 Homes or More) v. 3-11-06**

**Omit III.C.3. And change III.C.2 to 25 points and read “Scenic Value not an issue”**

Substitute “Grand Total” for “Total points out of a possible 310 (must have 75% or 233 points to get on Planning commission agenda” and provide a cover letter with introduction to scoring sheet.

Marty asked the Commission members to look at the ag score as compared to the other section scores.

Alvin will work to get out examples for the Commission

Doug moved to table action until next meeting. Second by Mike Exum. Motion to table passed by unanimous voice vote.

Marty will e-mail cover sheet draft to Clerk O’Leary and she will distribute to the other members for comment.

**Ag TIF District**

Kendall talked to professional development person Randy Kyle for Landmark. He said he doesn’t know where the situation stands. Randy indicated they are looking for municipal services from a larger municipality. Kendall asked the Plan Commission to keep this in mind.

Mike Exum and Renee researched Ag TIF Districts. Mike found out that a township cannot put in a TIF district within an extraterritorially zoned area without approval by the community having extraterritorial zoning powers.

Doug Zweizig moved to adjourn the meeting. Second by Kim Gruebling. Meeting adjourned at

9:46 p.m.

Next meeting agenda **August 10, 2006** items:

Nextel/Sprint Communications tower

Ordinances

Scoring Sheets

Submitted by

Linda O'Leary, Clerk (882-5900)